

Chairman

Andrew L. Vanderlaan
Public Member

Vice Chairman

John Ingalls
Santa Fe
Irrigation District

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Bill Horn
County Board of
Supervisors

Dianne Jacob
County Board of
Supervisors

Bud Pocklington
South Bay
Irrigation District

Mark Lewis
Mayor
City of El Cajon

Lorie Zapf
Councilmember
City of San Diego

Jim Janney
Mayor
City of Imperial Beach

Alternate Members

Greg Cox
County Board of
Supervisors

Sherri Lightner
Councilmember
City of San Diego

Sam Abed
Mayor
City of Escondido

Jo MacKenzie
Vista Irrigation District

Harry Mathis
Public Member

Executive Officer

Michael D. Ott

Counsel

Thomas Bosworth

AGENDA SPECIAL DISTRICTS ADVISORY COMMITTEE FRIDAY, January 18, 2013, 9:30 A.M.

Note: New Location

County Operations Center
5560 Overland Ave
1st Floor, Room 172
San Diego, CA 92123

Parking is available in the
County Operations Center-See Map Attached

Agenda Item:

Recommended Action:

1. **Welcome and Roll Call**
2. **Approval of Minutes of Meeting held June 15, 2012** **Approve**
3. **Consultant's Recommended Agenda Revisions** **Receive**
4. **Committee Member / Consultant's Announcements** **Information**
5. **Public Comment**
Opportunity for persons to speak to the Committee on any subject within the Committee's jurisdiction, but not an item on today's agenda. Each speaker's presentation may not exceed 3 minutes.
6. **Consider Nominations and Election of Chair and Vice-Chair for 2013-14** **Action**
7. **Update on SDAC Election; Consideration of Process for Advisory Committee Vacancy*** **Discussion
& Possible
Action**

Executive Officer

Michael D. Ott

Counsel

Thomas Bosworth

LAFCO AGENDA (CONTINUED)
SPECIAL DISTRICTS ADVISORY COMMITTEE MEETING
JANUARY 18, 2013
PAGE 2

<u>Agenda Item:</u>	<u>Recommended Action:</u>
8. Discussion of Proposed "Meadowood Reorganization" (Valley Center Municipal Water District) (384+ acres). The proposal is in association with annexation to the Valley Center MWD, San Diego County Water Authority, Metropolitan Water District of So. Cal. and North County FPD and detachment from the San Luis Rey MWD and CSA Area No. 135 (Structural Fire Protection and Emergency Services Zone)*	Discussion Item
9. Other Current LAFCO and Special Districts Projects	Discussion Item
10 Adjournment to the February 15, 2013 Meeting Date if necessary	Adjourn

**Refer to Attached Report*

NOTE: MEETING LOCATION
COUNTY OPERATIONS CENTER
5560 OVERLAND AVE.
1ST FLOOR, ROOM 172
SAN DIEGO, CA 92123

LOCAL AGENCY FORMATION COMMISSION
SPECIAL DISTRICTS ADVISORY COMMITTEE
JUNE 15, 2012 MEETING

2

There being a quorum present, the meeting was convened at 9:30 a.m., by Chairman Tom Pocklington (Bonita-Sunnyside FPD). Attending were: **Committee Members** –), Tom Bumgardner (Valley Center CSD (Parks and Recreation), Gary Croucher (Otay Water District), Bill Haynor (Whispering Palms CSD), James Hernandez (Vallecitos Water District), Douglas Humphrey (Resource Conservation District of Greater San Diego County), Jon Lorenz (Lakeside FPD), Margarett Morgan (Vista FPD), Janine Sarti (Palomar-Pomerado HCD), Augie Scalzitti (Padre Dam MWD), Dennis Shepard (North County Cemetery District); Kimberly Thorner (Olivenhain MWD). Absent were: **Committee Members** – Gary Arant (Valley Center MWD); Judy Hanson (Leucadia WD); and John Pastore (Rancho Santa Fe CSD). Attending: Harry Ehrlich, LAFCO Consultant; Shirley Anderson, LAFCO Assistant Executive Officer; John Traylor, LAFCO Consultant; Bud Pocklington, LAFCO Commissioner and Chief Tim Isbell (Bonita-Sunnyside Fire Protection District) were present.

Item 2

Approval of Minutes of February 24, 2012

Bill Haynor requested a revision of the minutes to reflect his attendance at the meeting held on February 14, 2012.

ON MOTION of Margarett Morgan, seconded by Bill Haynor, and unanimously approved by the remaining Committee members, the Committee dispensed with reading the February 24, 2012 minutes and approved said minutes.

Item 3

Consultant's Recommended Agenda Revisions

Harry Ehrlich announced and introduced some of the LAFCO commissioners and staff who are in attendance.

Mr. Ehrlich introduced Bud Pocklington, LAFCO Commissioner representing special districts. Bud Pocklington gave a brief history of his LAFCO and South Bay Irrigation District background. He thanked the committee members for their participation and mentioned the importance of the committee's meeting discussions, information and input on the Commission's issues and policies.

Mr. Ehrlich also introduced Shirley Anderson, LAFCO Assistant Executive Officer; and John Traylor, LAFCO Consultant, and informed the committee they will be conducting studies on fire agency related issues.

Item 3

Consultant's Recommended Agenda Revisions (cont.)

Chairman Tom Pocklington thanked everyone for coming to the Bonita-Sunnyside location and informed those present that a tour of the facility will be provided at the end of the meeting. Mr. Pocklington also introduced the outgoing Fire Chief, Scott Walker and the new Chief, Tim Isbell.

Item 4

Public Comment

There were no members of the public requesting to speak.

Item 5

SB244 Implementation

Harry Ehrlich provided a brief overview of the implementation of SB244. He indicated Robert Barry, Local Government Analyst, will be presenting an update on the new program.

Mr. Barry presented the most recent SB244 implementation updates and distributed working copies of district area maps to the committee. He informed the committee that a letter and questionnaire will be sent out at the end of July to their districts and cities. He indicated identification of disadvantaged communities within each agency is the main focus and July 1, 2012, will be the date of implementation. These requirements will be for agencies providing fire, sewer and water services. Topics discussed were: Sphere determinations; MSR determinations; agency responsibilities; implementation and coordination with SANDAG for developing maps from census tracts; funding; and compliance requirements. Robert Barry informed the committee members that the agency maps showing the areas discussed will be posted on the LAFCO website: www.sdlafco.org.

Shirley Anderson provided some additional information and timelines for upcoming studies and projects during FY2012-13.

Item 6

Status of Pending Legislation

Mr. Ehrlich provided an update on the most recent state legislative activity. He informed the committee members that the Commission approved positions on three bills and letters were sent to the Legislature on AB2238, AB2624, and AB2698. Mr. Ehrlich informed the committee that AB2418 arose after the last report. The following were the latest legislative updates:

Item 6

Status of Pending Legislation (cont.)

AB2238: ACWA, CSDA, LAFCO, and CALAFCO removed additional mandate for LAFCO's. Grant funds were also removed. CALAFCO withdrew opposition of bill. The bill was later modified.

AB2418: This bill would have placed major requirements on healthcare districts. Requirements will be modified and this bill will probably be back next year in a different form.

AB2624: Passed a few days ago.

AB2698: On consent calendar. Passed today and will go to the Governor within the week.

SB1566: Involves lost revenue for cities that incorporated after 2004. The bill died in the Appropriations Committee. The impact would have taken some revenue from the Counties.

Item 7

Status of 2012 Commission and SDAC Election

Mr. Ehrlich reported the status of the 2012 Commission and Advisory Committee elections and nominated candidates. He announced there will be a candidates' forum on August 16, 2012 at the Special Districts Association meeting.

Item 8

Adjournment

There being no further business to come before the Special Districts Advisory Committee, it was noted that the next meeting is tentatively planned for July 20, 2012, if a meeting is to be held. The meeting was adjourned at 11:15 a.m.

**Ruth Arellano
Administrative Assistant**



County of San Diego
County Operations Center

Hazard Way
Entrance

Visitor
Parking

Visitor
Parking

MEETING LOCATION
County Operations Center
1st Floor, Room 172
5560 Overland Ave.
San Diego, CA 92123

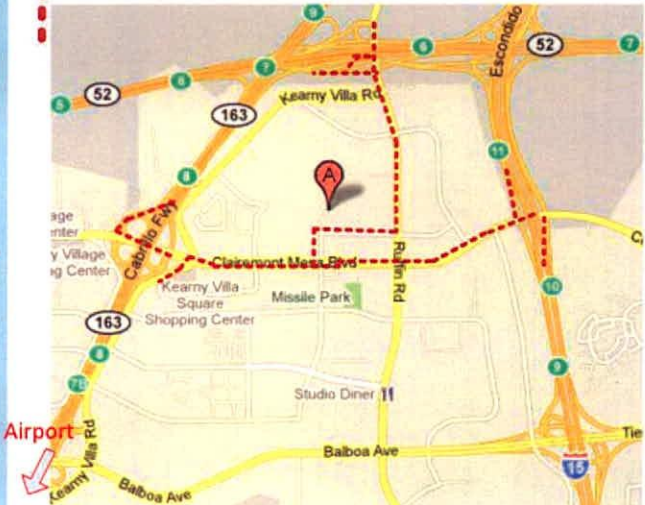
San Diego LAFCO
(858) 614-7755

Directions to the County Operations Center
5500-5570 Overland Avenue, San Diego, 92123

From the North or South (Airport)
From 163, exit onto Clairemont Mesa Blvd. Eastbound
Turn Left (North) onto Overland Avenue
From I-15, exit onto Clairemont Mesa Blvd. Westbound
Turn Right (North) onto Overland Avenue

From the East or West
From 52, exit onto Ruffin Road Southbound
Turn Left (West) onto Farnham Street
Turn Right into Parking Structure or proceed to Overland

*All: To access Parking Structure turn right onto Farnham Street. Parking Structure is on the left.



Chairman

Andrew L. Vanderlaan
Public Member

7

Vice Chairman

January 18, 2013

John Ingalls
Santa Fe
Irrigation District

TO: Special Districts Advisory Committee

Members

FROM: Harry Ehrlich; LAFCO Special Districts Consultant

Bill Horn
County Board of
Supervisors

RE: Consideration of Process for Advisory Committee Vacancy

Dianne Jacob
County Board of
Supervisors

As a result of the election completed in October, 2012, all positions on the Committee were filled. However, since the election and effective November 30, 2012, there is now one vacant position on the committee due to Douglas Humphrey not being reappointed to his seat on the Resource Conservation District of Greater San Diego County. LAFCO rules provide for the Chairman to nominate a candidate for any vacancy subject to ratification by the committee. Since the election was just held and the vacant position is for a four-year term, it is suggested that the position be filled as soon as reasonably possible. There is no set protocol for obtaining candidates, two methods have been used in the past.

Bud Pocklington
South Bay
Irrigation District

Mark Lewis
Mayor
City of El Cajon

1. If there were unsuccessful candidates from a recent election; review of their qualifications and consideration of them for a vacancy, or;
2. Announcing a vacancy, accepting nominations by agencies for candidates and the committee selecting the preferred candidate.

Lorie Zapf
Councilmember
City of San Diego

Jim Janney
Mayor
City of Imperial Beach

Alternate Members

Greg Cox
County Board of
Supervisors

As you may be aware, William W. Haynor, a director on the Whispering Palms CSD Board was a candidate on the latest election ballot but received the lesser of the votes resulting in not being elected. He could be considered for filling of the vacancy resulting in a shorter process to fill the vacancy.

Sherri Lightner
Councilmember
City of San Diego

Staff requests committee discussion at the meeting to identify the preferred method to proceed with filling the vacancy.

Sam Abed
Mayor
City of Escondido

Sincerely,

Jo MacKenzie
Vista Irrigation District



Harry Mathis
Public Member

HARRY EHRLICH, SDA
Local Government Consultant

Executive Officer

Michael D. Ott

HE:ra

Counsel

Thomas Bosworth

Chairman

Andrew L. Vanderlaan
Public Member

January 18, 2013

8

Vice Chairman

John Ingalls
Santa Fe
Irrigation District

TO: Special Districts Advisory Committee

FROM: Harry Ehrlich; LAFCO Special Districts Consultant

Members

Bill Horn
County Board of
Supervisors

RE: Discussion of Proposed "Meadowood Reorganization" (Valley Center Municipal Water District) (384+ acres). The proposal is in association with annexation to the Valley Center MWD, San Diego County Water Authority, Metropolitan Water District of So. Cal. and North County FPD and detachment from the San Luis Rey MWD and CSA Area No. 135 (Structural Fire Protection and Emergency Services Zone).

Dianne Jacob
County Board of
Supervisors

Bud Pocklington
South Bay
Irrigation District

As a result of the proposed Meadowood Development in North San Diego County, the Spheres of Influence for the Valley Center MWD, San Diego CWA, and MET are proposed to be changed in conjunction with annexation so that water and wastewater services can be provided to the project area. Other aspects of the project include detachment of a portion of the project site from the San Luis Rey MWD and removal from the fire/emergency services zone of CSA No. 135, and annexation to the North County FPD. The proposal area already is within the North County FPD's sphere.

Mark Lewis
Mayor
City of El Cajon

Lorie Zapf
Councilmember
City of San Diego

On December 3rd, the proposal appeared on the Commission's agenda as an informational item because the reorganization was initiated by one of the affected special districts (Valley Center MWD), but involves annexation to additional special districts. State Law requires that the other affected special districts (San Diego CWA, MET, and North County FPD) be notified that the commencement of a 60-day period has begun during which a resolution to LAFCO requesting termination of the reorganization proceedings may be adopted and submitted (Government Code §56857(b)). The reorganization will be considered by the Commission in conjunction with the Municipal Service Review and Sphere of Influence Update.

Jim Janney
Mayor
City of Imperial Beach

Alternate Members

Greg Cox
County Board of
Supervisors

Staff is presenting the matter to your committee as an informational discussion item. Attached is the staff report that was sent to the commission, which includes two maps that identify the proposed annexation boundaries. Also attached is an additional map showing the entire project area and ownership.

Sherri Lightner
Councilmember
City of San Diego

Sam Abed
Mayor
City of Escondido

Sincerely,



HARRY EHRLICH, SDA
Local Government Consultant

Jo MacKenzie
Vista Irrigation District

Harry Mathis
Public Member

HE:ra

Executive Officer

Michael D. Ott

Attachment A – Staff Report from December 3, 2012
Attachment B - Project Map

Counsel

Thomas Bosworth

INFORMATION ITEM

LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

8

FOR MEETING OF: DECEMBER 3, 2012

Attachment A

Proposals

Adoption of Amendments to the Spheres of Influence for: the Valley Center Municipal Water District (SA12-11[a]); San Diego County Water Authority (SA12-11[b]); Metropolitan Water District of Southern California (SA12-11[c])

"Meadowood Reorganization" (Valley Center Municipal Water District) (RO12-11)

Proponent

Valley Center Municipal Water District, by resolution

Description/Justification

The proposed reorganization involves annexation to the Valley Center Municipal Water District (MWD), the San Diego County Water Authority (CWA), the Metropolitan Water District of Southern California (MET), and the North County Fire Protection District (FPD) with concurrent detachment from the San Luis Rey MWD and divestiture (removal) from the structural fire protection and emergency medical services zone of County Service Area (CSA) No. 135. The detachment and divestiture will avoid an overlap of service responsibility among the districts. The County has approved a Vesting Tentative Map and Major Use Permit that propose the construction of 355 single-family homes, 164 detached condominiums, and 325 townhomes in addition to a park and recreation center, an elementary school, and a wastewater treatment facility; approximately 50 acres will be retained for agricultural usage. One condition of the development plan's final approval is annexation to secure water and sewer services. Another condition is annexation to the North County FPD in order to provide a higher level of fire protection services to the structures proposed for construction.

Currently, the project footprint is primarily vacant with active citrus and avocado groves surrounded by annual grasslands and native vegetation, as well as pasture land and natural open space. Scattered throughout are four single-family homes, some sheds associated with agricultural uses, and other miscellaneous structures. However, the property is considered uninhabited by the definition contained in Government Code Section 56046 (i.e., fewer than 12 registered voters).

While the ownership totals 384± acres, the area proposed for development encompasses 267± acres. The remaining property (117± acres) consists of natural open space, will not be developed, and will not require water and sewer services. Also, since only a portion of the project site is located in the San Luis Rey MWD, the territory to be detached from that District totals 243.4± acres. Although the proposal also included annexation of only the area to be developed (267± acres) to North County FPD, staff of the San Diego County Fire Authority recommends that the reorganization be modified. That modification involves annexing the entire 384± acres to North County FPD because not doing so creates an island in CSA No. 135's fire protection zone.

Even though the proposed reorganization area is not contiguous to Valley Center MWD, the District has provided "will serve" letters indicating that water and sewer services can be provided to the site. Capacity is available to deliver water service via connection to a San Diego CWA pipeline. An interim wastewater treatment facility will serve the initial development phases while a permanent regional facility is being planned and constructed. All treated effluent will be recycled for other uses that will result in the reduction in demand for imported water. The area is surrounded by rural land with some residential/agricultural uses to the east, specific plan area – limited industrial, commercial – to the west, and SR76 on the south.

The property is in the North County FPD's sphere of influence but, at this time, is outside of Valley Center MWD's sphere. Completion of a municipal service review and concurrent sphere update is required prior to consideration of this reorganization. Each subject agency can submit terms and conditions pertaining to the reorganization, which also will be subject to terms and conditions of both the San Diego CWA and MET; the divestiture from CSA No. 135's fire zone will be contingent on annexation to North County FPD.

Since the reorganization proposal was submitted to LAFCO by resolution of only one annexing special district, this information item represents the official notice to the other special districts that are subject to annexation, of the commencement of a 60-day period in which a resolution to LAFCO requesting termination of the reorganization proceedings may be adopted and submitted (Government Code Section 56857(b)).

Any resolution requesting termination of the proceedings is required to be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern. Government Code Section 56857(d) provides additional details for defining and determining these financial or service-related concerns:

- "Financial concerns" means that the proposed uses within the territory proposed to be annexed do not have the capacity to provide sufficient taxes, fees, and charges, including connection fees, if any, to pay for the full cost of providing services, including capital costs. Cost allocation shall be based on generally accepted accounting principles and shall be subject to all constitutional and statutory limitations on the amount of the tax, fee, or charge.
- "Service concerns" means that a district will not have the ability to provide the services that are the subject of the application to the territory proposed to be annexed without imposing level of service reductions on existing and planned future uses in the district's current service area. "Service concerns" does not include a situation when a district has the ability to provide the services or the services will be available prior to the time that services will be required.
- A district may make findings regarding financial or service concerns based on information provided in the application and any additional information provided to the district by the Commission or the applicant that is relevant to determining the adequacy of existing and planned future services to meet the probable future needs of the territory. Findings related to service or financial concerns may be based on an urban water management plan, capital improvement plan, financial statement, comprehensive annual financial report, integrated resource management plan, or other information related to the ability of a district to provide services.

Accordingly, to request termination of the "Meadowood Reorganization" based on identified service and/or financial concerns, the affected annexing district may submit an adopted resolution to LAFCO until the end of the 60-day period, which is February 1, 2013.

General Plan/Zoning

The subject territory is in the Fallbrook Community Plan with different portions of the area having the following County General Plan designations:

Village Residential (VR-24); Village Residential (VR-4.3); Village Residential (VR-7.3); Village Residential (VR-15); Village Residential (VR-2.9); Village Residential (VR-20); Semi Rural Residential (SR-2); Rural Lands (RL-20); Rural Lands (RL-40); Specific Plan Area; Neighborhood Commercial; General Commercial; Limited Impact Industrial; Public/Semi-Public Facilities

Location

North of State Route 76, west of Rice Canyon Road, south of Pala Mesa Heights Road, and east of Interstate 15 (Thos. Bros. pgs. 1028/J6&7 and 1048/J1)

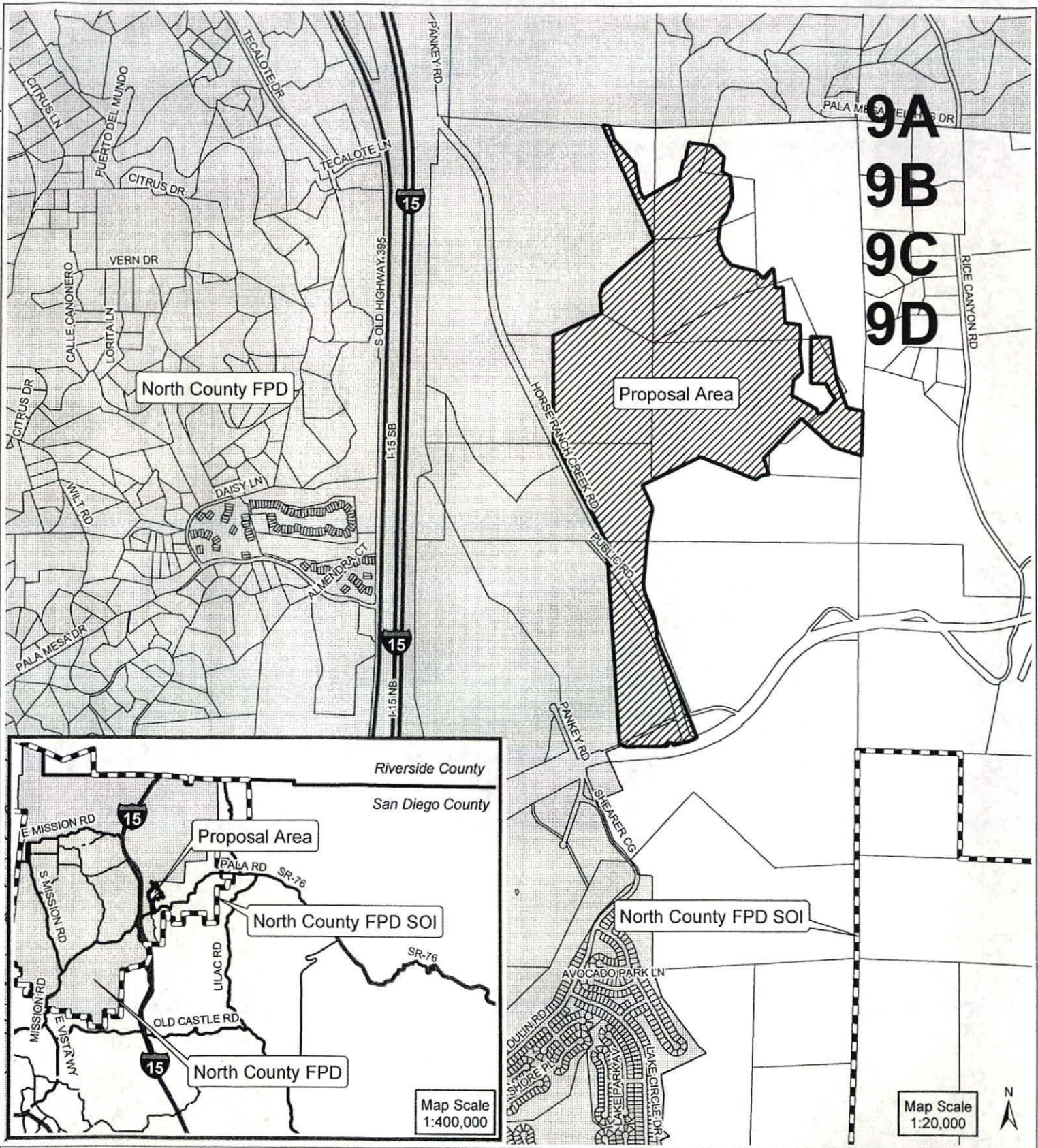
Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for information purposes. No later than 60 days after the date that the information item is on the Commission's agenda, any district to which annexation of territory is proposed may transmit to the Commission a resolution requesting termination of proceedings.

Attachment

Vicinity Maps (2)

MDO:IEH:trl



MAP 2

SA12-11 PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE VALLEY CENTER MWD

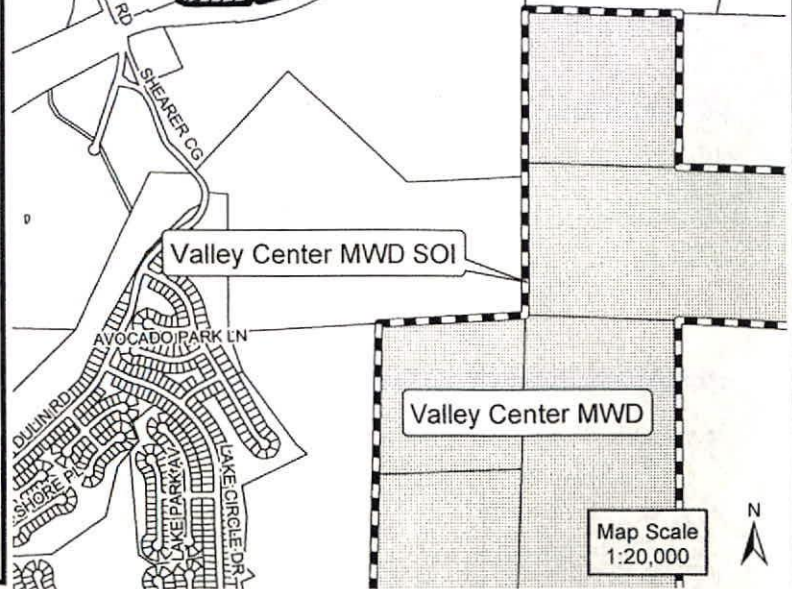
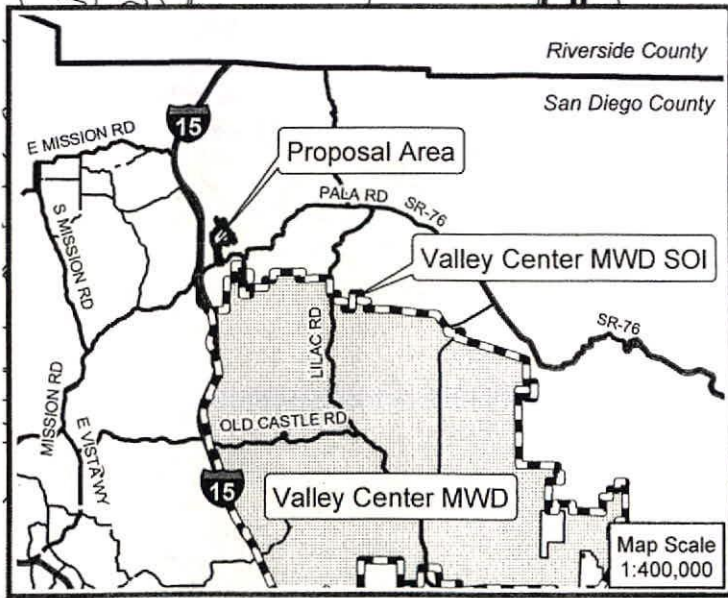
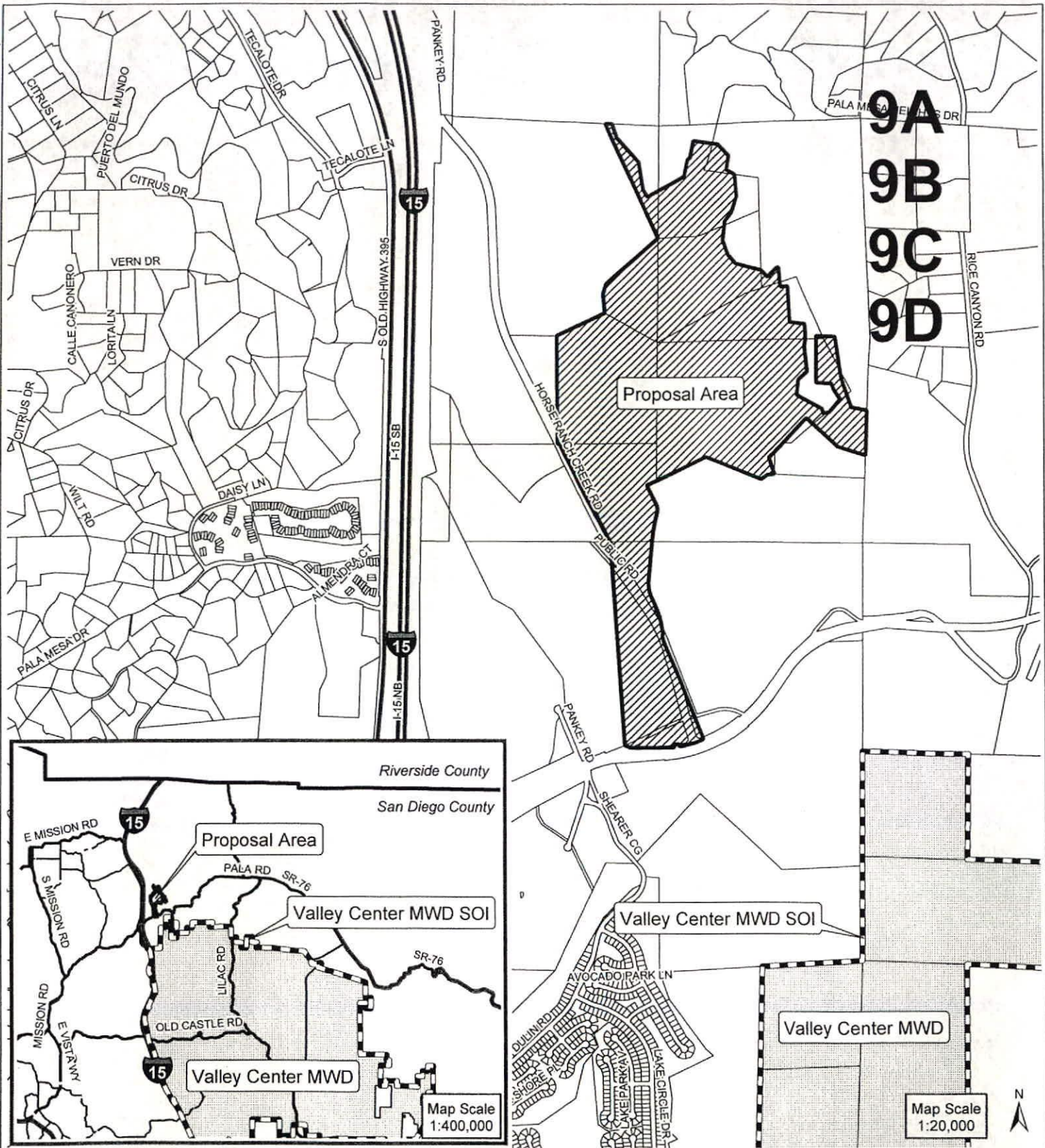
RO12-11 PROPOSED "MEADOWOOD REORGANIZATION" (VALLEY CENTER MWD)

Proposal Area
 North County FPD
 North County FPD SOI
 SOI = Sphere of Influence

SAN DIEGO **LAFCO**

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MAP 1

SA12-11

PROPOSED AMENDMENT TO THE SPHERE OF INFLUENCE FOR THE VALLEY CENTER MWD

RO12-11

PROPOSED "MEADOWOOD REORGANIZATION" (VALLEY CENTER MWD)

-  Proposal Area
 -  Valley Center MWD
 -  Valley Center MWD SOI
- SOI = Sphere of Influence

